



Rothay Cottage

5 Millans Terrace

Ambleside, LA22 9AF

Guide Price £375,000

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Ambleside

Rothay Cottage is a well proportioned three bedroom mid terrace traditional Lakeland property situated in a convenient yet quiet location in the heart of Ambleside. Built using traditional Lakeland stone and spread over three floors. A versatile property which has been extended over the years with an attractive and spacious, light and airy kitchen/diner and the benefit of full width dormer windows on the top floor. Currently having a bedroom on the ground floor which has a stud wall and if this was removed could become a lounge. Whilst the property currently has the living room on the second floor, to take full advantage of the stunning views towards Wansfell Pike. Additionally the upper floors benefit from two bedrooms and a bathroom with attractive fell and country views. Outside the property there is an ideal low maintenance patio to the rear.

Although the property has been a well established holiday let, let via Sykes Cottages it would equally be suitable as a main residence and or weekend retreat. It has generated an annual income of circa £21,000 and is being sold with the majority of contents.

Although the property doesn't have private parking, Millans Terrace is included within the Millans Park residents parking scheme. The property will suit a variety of buyers whether as a main residence, second home or holiday let.

Conveniently located off Millans Park, in a gently raised position. Millans Park is a popular residential area with an excellent combination of holiday/weekend retreats and main residences. Ideally located only a short level walk to the wide variety of amenities the town has to offer including shops, cafés, post office, public houses, churches and a primary school. A fantastic base for endless fell and country walks directly from the doorstep.



Accommodation

UPVC front door into Hallway;

Partially tiled floor leading to;

Bedroom

Currently used as a private bedroom/store with stud wall dividing off from the hall. With recessed shelving and recessed cupboard with attractive views towards Wansfell Pike. If the wall was removed this would make an ideal lounge.

Kitchen/Diner

A bright, light and airy room extended over the years, with a selection of wall and base units, stainless steel sink unit with mixer tap. Integrated appliances include a four ring Bosch induction hob, extractor and electric Bosch oven and microwave. Freestanding dishwasher, washing machine and fridge freezer. Partially wall tiled and fully floor tiled. Useful under stair cupboard providing a good storage facility. The dining area has two Velux windows and a concealed Ideal gas central heating boiler. UPVC patio doors lead out to the terrace. TV point.



First floor

Landing

Front Bedroom One

Generous double bedroom with fantastic views towards Wansfell Pike and over the village.



Bathroom

Spacious three piece white suite comprising of panelled bath, separate corner shower cubicle and vanity wash hand basin. Partial wall tiled, electric shaver point and fully floor tiled. Super views towards Todd Crag.

Separate WC

With extractor fan

Second floor landing

Living Room

Positioned to the front of the property with full width dormer window giving fantastic views over the village towards Wansfell Pike and Red Screes. TV point.



Rear Bedroom Two

Generously proportioned twin room benefitting from full width dormer window with lovely views to Fairfield Horse Shoe and glimpses of Todd Crag.

Outside

The property benefits from a rear patio area with west facing aspect which leads to a rear service lane. Please note that Millans Park has a residents parking scheme.

Services

All mains services are connected. Gas central heating.

Directions

Follow the one way system round from Rothay Road onto Compston Road turn left at the traffic lights just prior to Zeffirellis Cinema on to Millans Park. Turn second left and then first left and Millans Terrace can be found, the property is the second from the far end.

<https://what3words.com/loaf.limbs.garlic>

Tenure

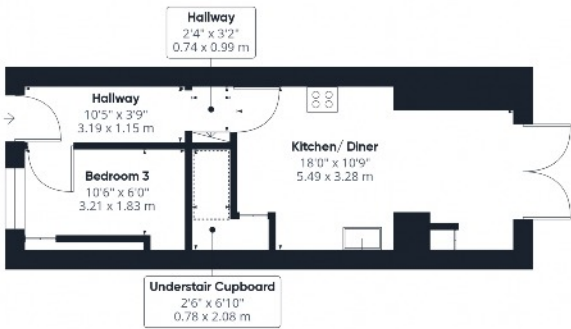
Freehold.

Rateable Value

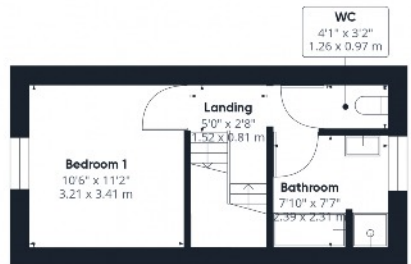
£2,400.00. Actual amount payable £1,197.06. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333

Broadband

1000 Mbps download speed (based on Ofcom.com results).



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
 827.54 ft²
 76.88 m²

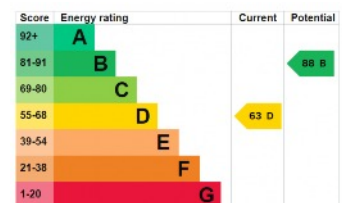
Reduced headroom
 10.84 ft²
 1.01 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

